

Regional Comprehensive Plan Task Force & The Building Industry Assn. of Southern California Workshop

Action Minutes for February 25, 2005

The following minutes are a summary of actions taken in the Regional Comprehensive Plan (RCP) Building Industry Assn. (BIA) Workshop.

Committee Chair: Pam O'Connor, Santa Monica

<u>Task Force Members</u>	<u>Representing</u>
Cook, Debbie	SCAG
Feinstein, Mike	Ex-officio, Santa Monica
Miller, Mike	City of W. Covina
Nowatka, Paul	City of Torrance

<u>Other Attendees</u>	<u>Representing</u>	<u>Other Attendees</u>	<u>Representing</u>
Chang, Ping	SCAG	Michael Battaglia	Standard Pacific Homes
Doyle, Bart	BIA/LACE - Atty	Mistrano, Sam	So. CA. Assoc. of Non-Profit Hsg.
Griset, Dan	SCAG	Nelson, Kurt	VCC Homes
Harris, Lynn	SCAG	O'Connor, Pam, Chair	SCAG/City of Santa Monica
Harris, Ted	SCAG	Perry, Bev	City of Brea
Hartley, Kirk	Wells Fargo Home Mortgage	Priest, Todd	BIA/SC
Hemann, Pam	BIA LACE	Reskey, Kevin	Countrywide Home Loans
Lieb, Jacob	SCAG	Sarifi, Sina	SCAG
Maupin, Doug	Maupin Dev.	Vasishth, Ashwani	SCAG

The Workshop was started by Todd Priest of the Building Industry Assn. of Southern California. Mark Pisano gave a brief introduction. Chair Pam O'Connor then introduced Jacob Lieb.

1.0 Introductory Presentation – Regional Comprehensive Plan

Jacob Lieb gave an introductory presentation on the Regional Comprehensive Plan

2.0 SCAG's Land Use and Development Policies and the 2% Strategy

Jacob Lieb gave a presentation on SCAG's Land Use and Development policies and the 2% strategy

3.0 Solutions – Discussion/Roundtable

A roundtable discussion was held facilitated by Chair O'Connor. There was more dialogue on education, infrastructure needs, Comprehensive Planning, funding/mitigation needs, leadership development, Best Practices Promotion.

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Following are some ideas and problems to overcome that were brought up by the members.

- Need more infill capacity dialogue
- Traffic impacts
- Infrastructure (e.g., pipes), aging infrastructure (who pays?)
- Citizen Education – Local and regional level
- Best Practices
- Reimbursement practices infrastructure improvements
- Variance and associated issues
- Can projects be “fiscally predictable?”
- Residential “self-interest” “what’s in it for me?”
- Prop 13
- Non-standard “brown field” processes among cities
- Increased insurance for attached housing - Legal liability requirements
- What happens when the “buy up” market dries up? Who has \$300K down payment?
- Expanded use of infill incentives
- Costs of growth exceed income for residential benefits/services
- How can mortgage industry interface with building industry to address affordability?
- Layers of loan guarantees to allow “no down” financing, reduces profit incentives
- Deed restrictions
- General Plans
- Electeds need training
- Training funds needed
- Rose Foundation on Civic Planning
- Shift zoning to Force Changes?
- Legislative hurdles
- “Specific Plan” is tool of choice
- But how can we fund Specific Plans?
- No standard mixed-use zoning ordinances
- Regulatory hurdles to mixed use
- Air-Quality
- Transportation must support infill
- Job/housing balance
- Redevelopment zones around transit stations with inclusionary zoning
- Perceived benefits to residents
- Clarity of legislation
- Worry that state says “you fix this or we will”
- Tenementization
- Cost of tenementization on city services
- Local elected officials need long-term fiscal mgmt.
- Uniform regional traffic mitigation
- Corridors development
- Requires cities to cooperate
- Reasonable mitigation fees
- used at local level
- “Proportionality”
- City competition
- City/state competition for dollars
- Affordability
- End user ultimately pays

4.0 Chair O’Connor adjourned the workshop at 12 p.m.